

TITLE TO REAL ESTATE

The Vendee is also to pay all taxes and insurance premiums upkeep and repairs on the property until he shall have paid for same in accordance with the terms hereof, and in the event he should fail so to do the Vendors shall have the right to pay such insurance premiums, taxes, or costs of upkeep and repairs and charge the same to the Vendee, hereunder, and the same shall be payable on demand by the Vendee, and shall bear interest at the rate of six per centum per annum, payable semi-annually.

All taxes, including the pro-rate portion taxes for the year 1945 due and payable on said property will be paid by the Vendors, and taxes accruing from the 1st day of January 1946, and the proportionate part of the taxes for the year 1945, after the 1st of September, will be paid by the Vendee.

The Vendee shall have immediate possession of the premises herein described, shall take good care of the same, until same are paid for, shall not commit, or permit any waste thereon, will cause the same to be insured in the sum of not less than \$2,000.00, against loss or damage by fire, and windstorm, for the benefit of himself, and the Vendors, as their interests may appear and the proceeds arising from such insurance, should loss occur, shall be payable to the Vendors for credit on the purchase price, or may be used for reconstruction, or repairs if same is agreed upon by the Vendors and the Vendee.

The Vendee has agreed, and does further agree to purchase and pay for the property herein described on the terms and conditions herein stipulated.

This agreement shall be binding on the parties hereto, their heirs, Executors and Administrators and assigns.

In witness whereof we have hereto set our hands and seals this the day and year first above written.

Signed, sealed and delivered in the presence of.

Frances L. Kennedy

Lauree Kennedy

Zaletha Kennedy

Vendors.

William M. Degner

Vendee.

R. E. Babb
Alice P. Alexander
Beatrice Babb Bradley

State of South Carolina, :
County of Laurens. :

Personally appeared before me R. E. Babb who being duly sworn says that he saw the within named Frances Kennedy, Lauree Kennedy and Zaletha Kennedy, and W. M. Degner, sign, seal and as their act and deed execute the above agreement, and that he with Alice P. Alexander and Beatrice Babb Bradley witnessed the execution thereof.

Sworn to and subscribed before me, :
this the 1 day of Sept., A. D. 1945:

R. E. Babb

J. Hewlette Wasson (Seal)
Notary Public of South Carolina.



S. C. Stamps \$1.20

Recorded May 20, 1947 at 12:58 PM 9760 BY:CLB